

For Sale

Industrial



210 Hall Street SW

Grand Rapids, MI, 49507

Sale Price

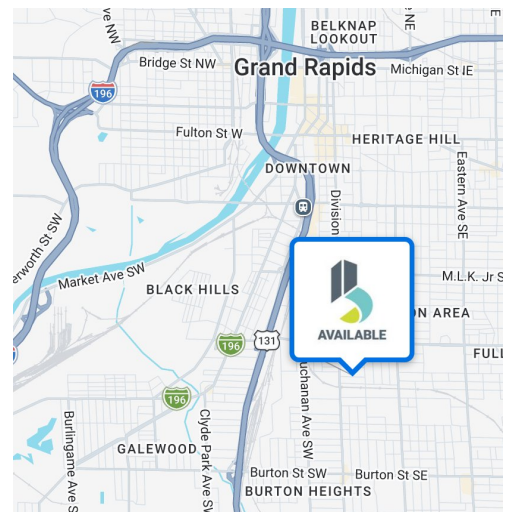
\$4,950,000
(\$49.89 PSF)

Highlights

- Established downtown Grand Rapids industrial location — Hall St SW
- Heavy distributed power throughout the plant (3,500 amps, 480V, 3 Phase)
- 100% LED lighting throughout
- Fenced-in yard / IOS (Industrial Outdoor Storage) capability
- Multi-building campus (13 structures, 99,226 SF) on 3.42 acres
- 5-ton crane, 20 ft ceilings, 12 ft underhook in Steel Warehouse
- Drive-through capable with 7 grade-level / drive-in doors
- 4 truck-level doors, 3 exterior docks with levelers, 1 interior dock
- Sprinklered south half · Explosion-proof Lunchroom · ADA accessible
- Tight Kent County industrial market — only 11 active listings county-wide
- Available for sale now, occupancy July 2027, subject to one year lease until occupancy

Building Size

99,226 SF



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Property Details

210 Hall Street, Grand Rapids, MI 49507



Location Information

Address	210 Hall Street SW
City, State, Zip	Grand Rapids, MI 49507
County	Kent

Property Information

Property Type	Industrial
Primary Use	Manufacturing
Zoning	SD-IT (Spec. District Industrial Transportation)
Lot Size	3.42 Acres
APN #	41-55-81-012-227
Post-Sale Uncapped Tax Estimate	~\$89,500/yr



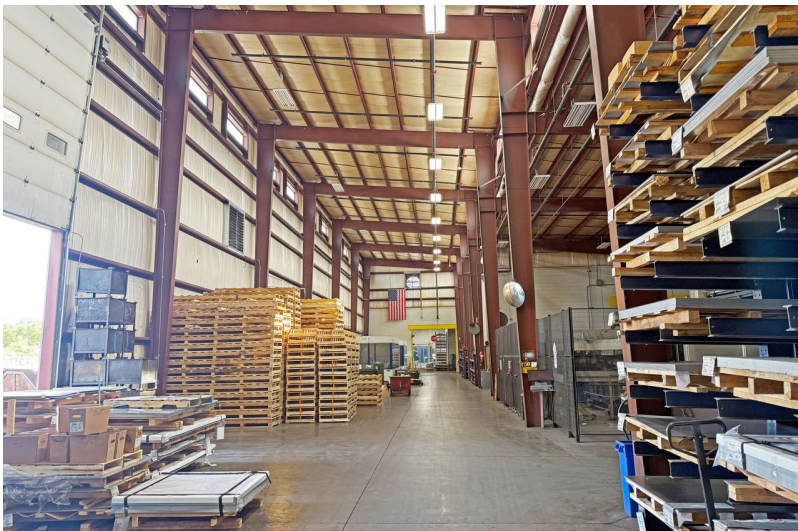
Parking & Transportation

Parking Type	Surface
# of Parking Spots	75 Spaces
Distance to US- 131	1 Minute (0.4 Miles)
Distance to M-6	8 Minutes (5 Miles)
Distance to I-96	5 Minutes (3 Miles)
Distance to GR airport	20 Minutes (12 Miles)



Property Details

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Building Information

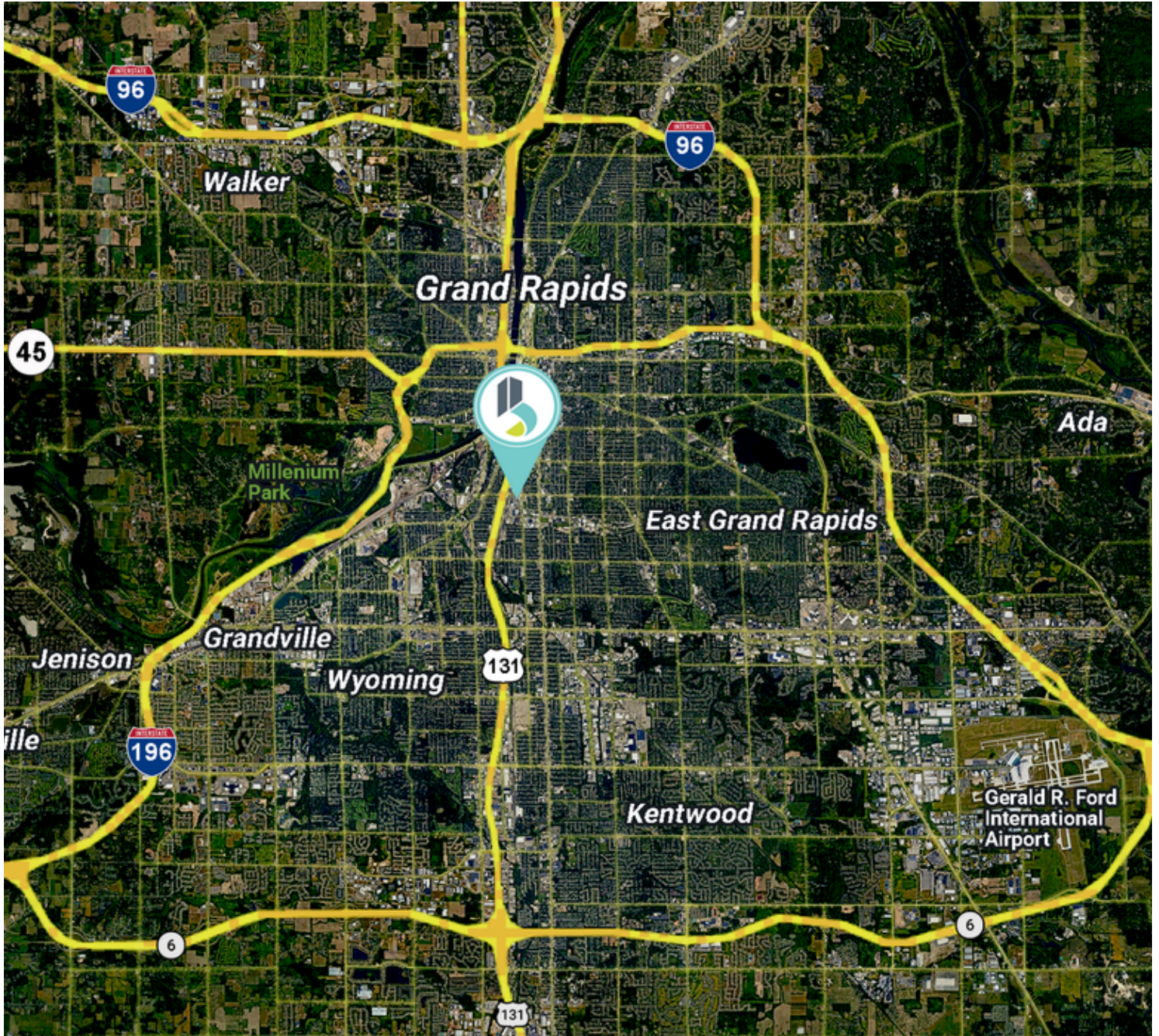
Building Size	99,226 SF
Office Size	4,992 SF
Warehouse Size	94,234 SF
Number of Buildings	2
Ceiling Height	14'-32'
Year Built	1955 (Addition: 2012)
Number of Floors	2 Story Office
Docks	4
Grade-Level/Drive in Doors	7
Crane	1 (5-ton / Under Hook 12')
Construction	Block / Metal / Brick / Steel

Utilities & Amenities

Gas	DTE
Water / Sewer	City of GR
Power Type	3,500 AMPS / 480V/ 3X
Power Supplier	Consumer Energy
Sprinkler	South 1/2 2012 Addition - Wet System
HVAC	3 Rooftop Units - Heating Only

Aerial Map

210 Hall Street, Grand Rapids, MI 49507



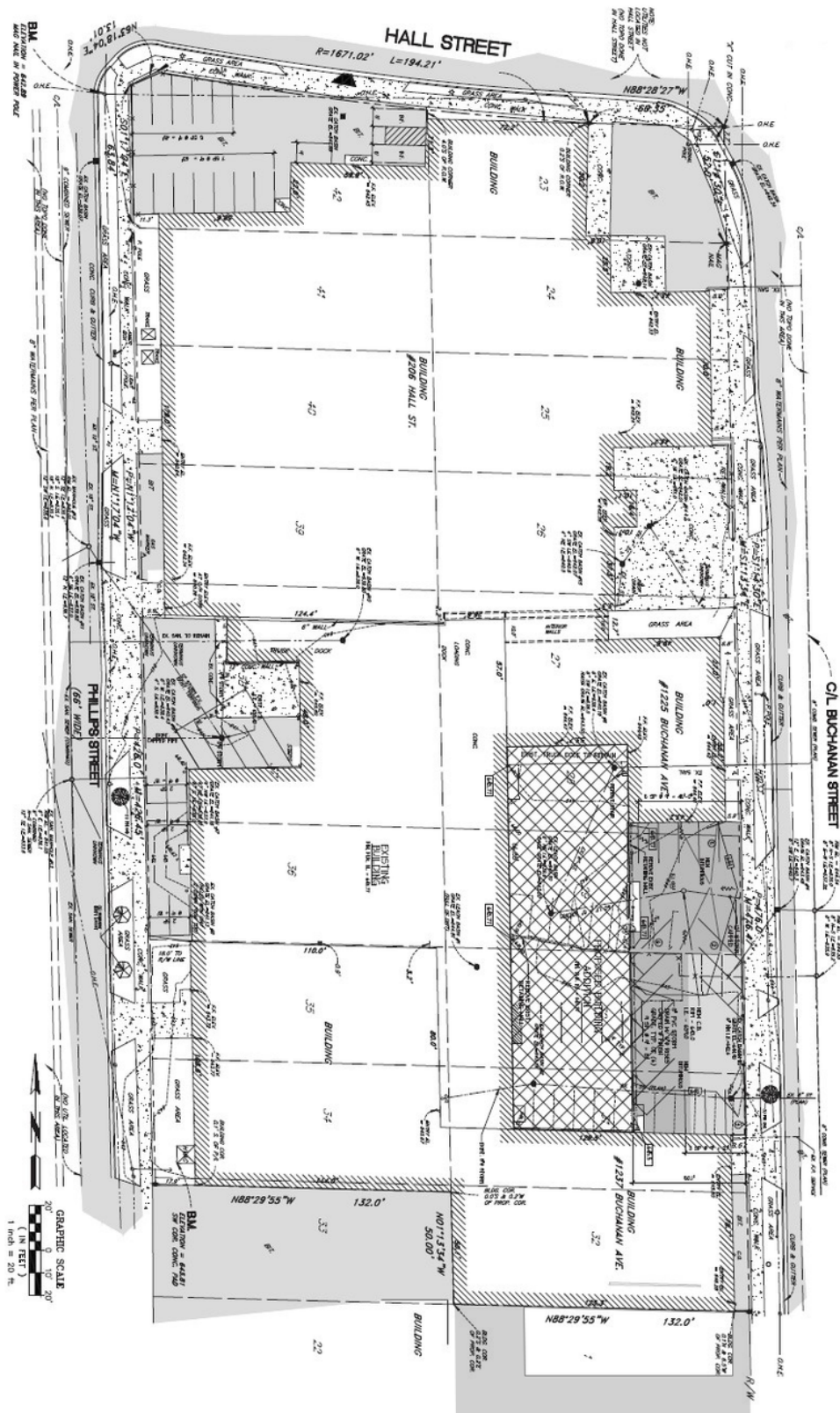
Property Outline

210 Hall Street, Grand Rapids, MI 49507



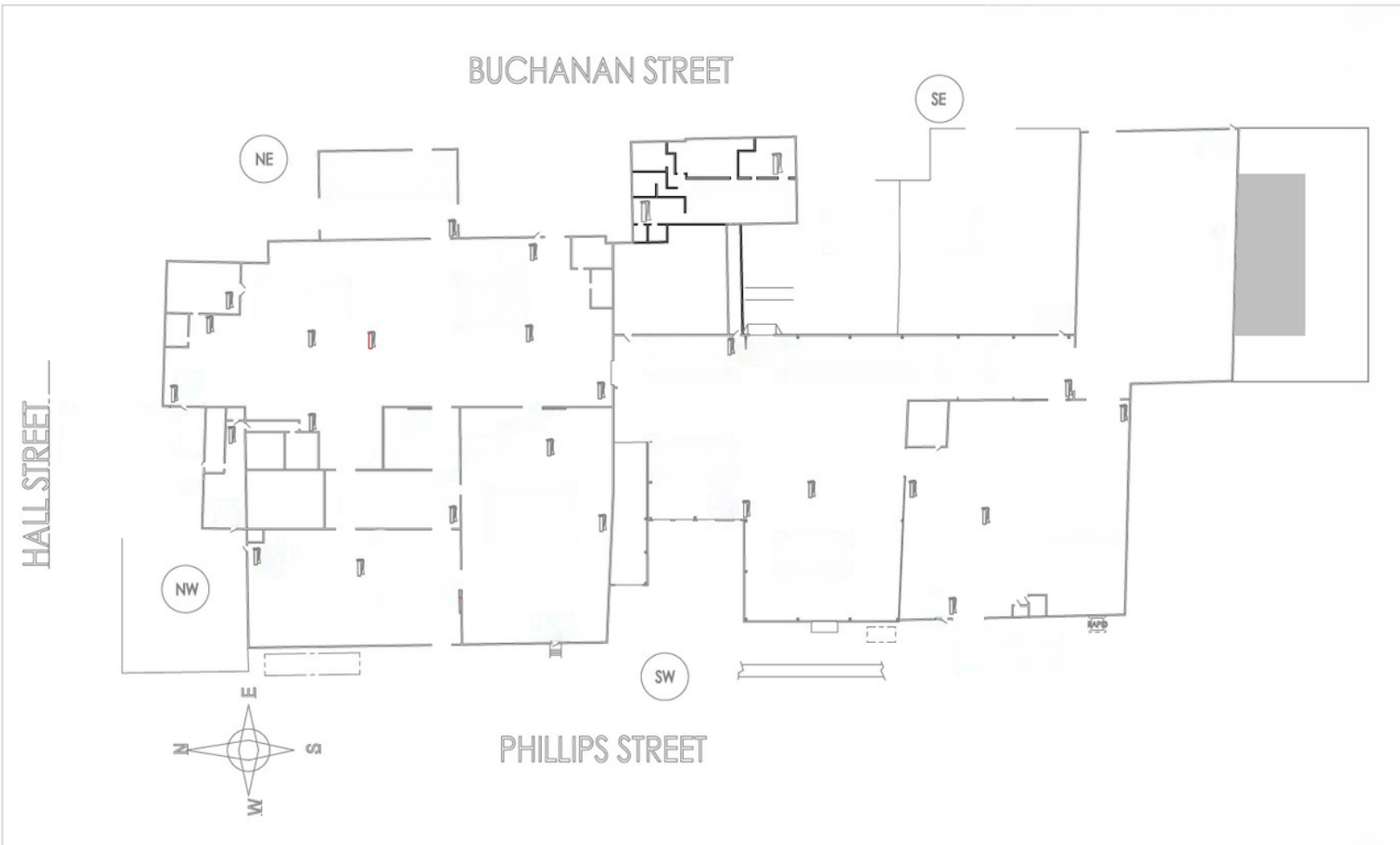
Site Plan

210 Hall Street, Grand Rapids, MI 49507



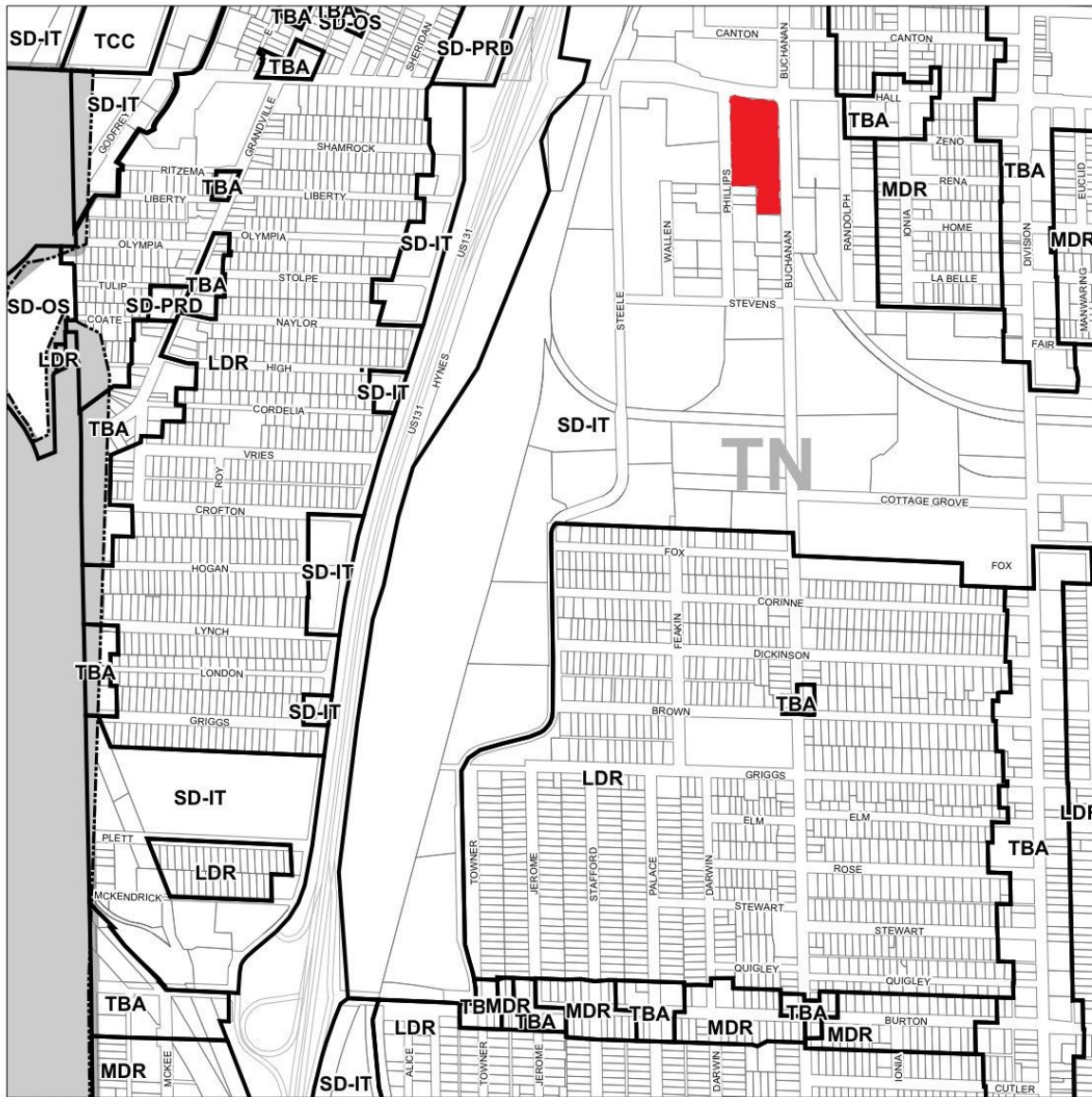
Floorplan

210 Hall Street, Grand Rapids, MI 49507



Zoning Map

210 Hall Street, Grand Rapids, MI 49507



CITY OF GRAND RAPIDS ZONE DISTRICTS

TRADITIONAL NEIGHBORHOODS - TN

- LDR** Low Density Residential
- MDR** Mixed Density Residential
- CC** City Center
- TCC** Transitional City Center
- TBA** Traditional Business Area
- TOD** Transit-Oriented Development

MID-CENTURY NEIGHBORHOODS - MCN

- LDR** Low Density Residential
- MDR** Mixed Density Residential
- TOD** Transit-Oriented Development
- C** Commercial

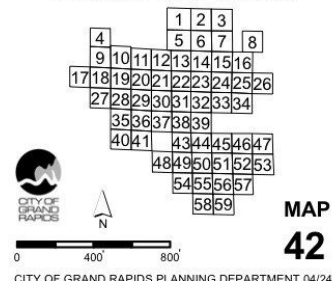
MODERN ERA NEIGHBORHOODS - MON

- LDR** Low Density Residential
- MDR** Mixed Density Residential
- TOD** Transit-Oriented Development
- C** Commercial

SPECIAL DISTRICTS - SD

- NOS** Neighborhood Office Service
- AP** Airport
- OS** Open Space
- IT** Industrial-Transportation
- IC** Institutional Campus
- PRD** Planned Redevelopment District

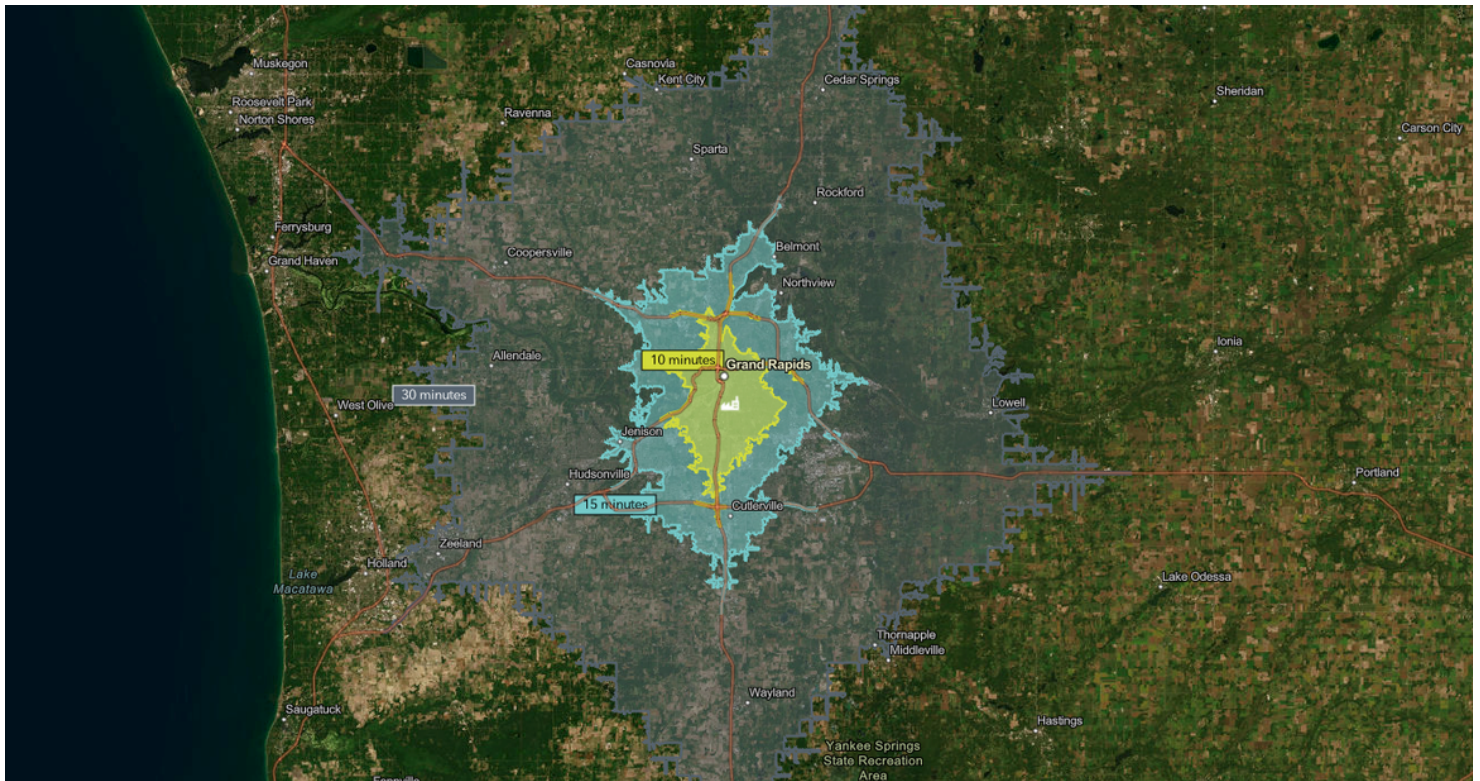
ZONING MAP INDEX



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Demographics

210 Hall Street, Grand Rapids, MI 49507



210 Hall St SW – Labor Force by Drive Time (2025 Esri)

Drive time Employed workers reachable Working-age (16+) population

10 min: 123,255 179,810 **15 min:** 268,114 390,140 **30 min:** 473,716 682,978

A relocating employer can tap a 123,000-person employed labor base within 10 minutes and nearly half a million workers within a 30-minute commute. [BLS]

Prime-Age Workers Are the Story

- 25–54 cohort (the core hiring demographic) within 30 min: 336,022 people with a 91.2% labor force participation rate and just 3.6% unemployment [BLS]
- That participation rate is exceptional – it means the prime workforce is engaged and active, not sitting on the sidelines.
- 15-min ring prime-age participation is similar at 90.2% [BLS]

Manufacturing & Production – The Standout Advantage

This is the single most compelling data-point for a manufacturer contemplating this address:

- Manufacturing location quotient of 1.93 at 10 min and 1.89 at 30 min – meaning the area is ~90% more concentrated in manufacturing employment than the U.S. average [BLS]
- 22,714 manufacturing workers within 10 min; 85,669 within 30 min [BLS]
- Production occupations LQ of 2.10 at 10 min (1.65 at 30 min) – more than double the national concentration of production workers [BLS]
- Wholesale Trade LQ 1.55–1.62 and Transportation/Material Moving above national share – strong supply-chain and logistics labor depth [BLS]